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RAM Completion Report & Permanent Solution Statement

343-349 Summer Street
Somerville, MA
RTN 3-33735

Environmental Consultant:

EnviroTrac
Environmental Services

Developer:

The Maggiore Companies

b36751443

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Summary of Presentation

- Background
- Immediate Response Actions (IRA)
- Release Abatement Measure (RAM) Activities
- Permanent Solution Statement
- Questions
- Update on RTN 3-34098

LEGEND

- 343-351 PROPERTY BOUNDARY
- FENCE
- MBTA VENT
- UST RAM EXCAVATION
- FORMER UST LOCATION
- TEST PITS
- SOIL BORING
- MONITORING WELL
- HISTORIC SOIL BORING
- EXISTING MONITORING WELL

UST SOIL SAMPLES

- REMAINING
- EXCAVATED
- UST IRA EXCAVATION

Data Source: Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT.

0 25 50
Feet Feet
APPROXIMATE SCALE

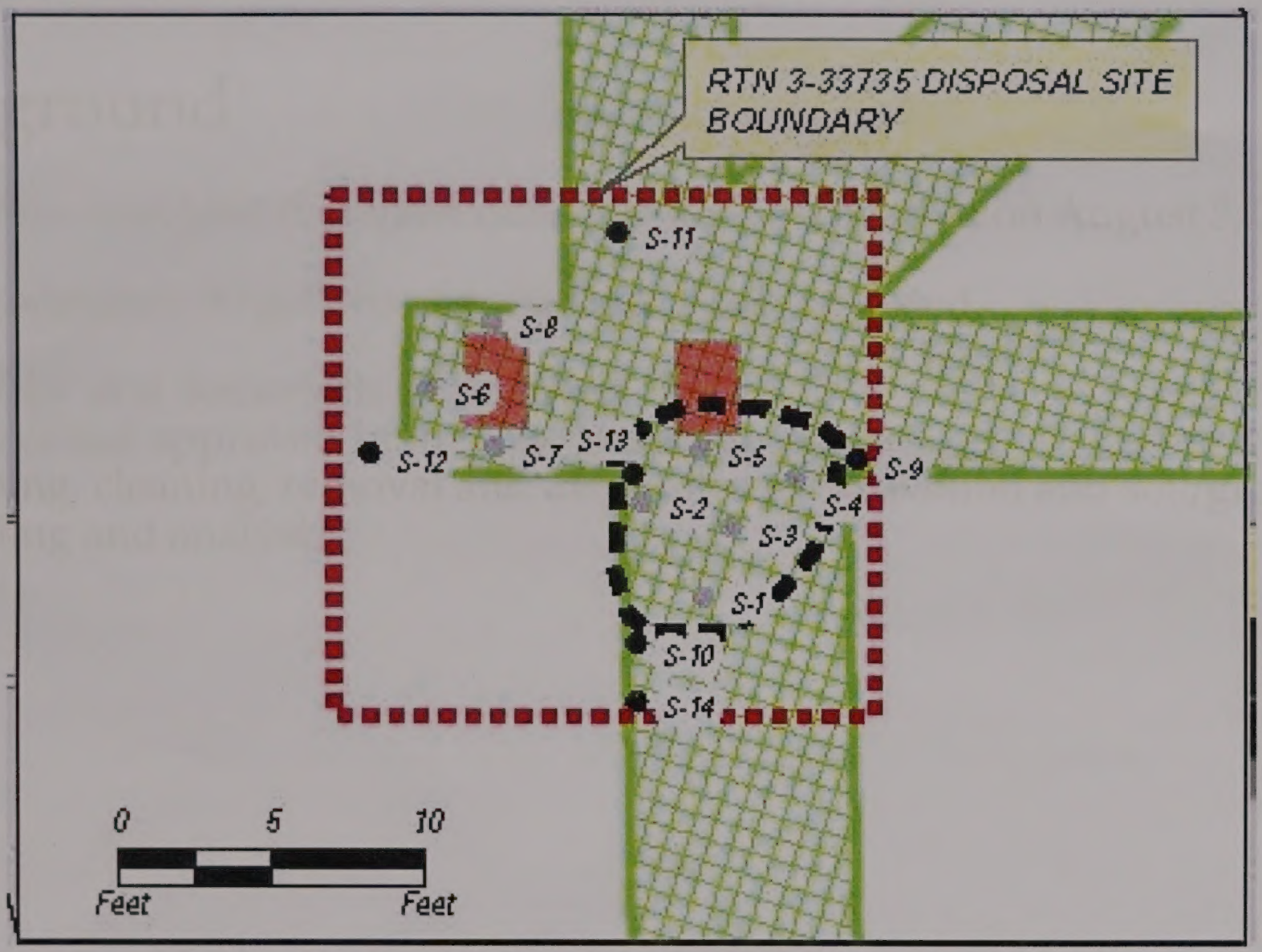
REVISED BY: RHB
REVISION DATE: 8/1/2017

FIGURE 2

SITE PLAN

351 SUMMER LLC
343-349 SUMMER STREET
SOMERVILLE, MASSACHUSETTS

EnviroTrac
Environmental Services


RTN 3-33735 DISPOSAL SITE BOUNDARY
S-11
S-8
S-6
S-12
S-7
S-13
S-5
S-9
S-2
S-4
S-3
S-1
S-10
S-14
0
5
10
Feet
Feet

Background

- 60-gallon steel UST damaged during test pit excavation on August 8, 2016.
- Approximately 30 gallons of petroleum liquid released.
- MassDEP and Somerville FD notified. MassDEP assigned RTN 3-33735 to Dakota Partners and approved Immediate Response Actions (IRA) consisting of tank pumping, cleaning, removal and disposal, soil excavation and soil/groundwater sampling and analyses.

Immediate Response Actions (IRA)

- 60-gallon UST pumped out, cleaned and removed on August 12, 2016.
- During soil excavation, a second similar 60-gallon UST was discovered, pumped out, cleaned and removed.
- Approximately 5 tons of oily soil excavated on August 12, 2016, stockpiled and characterized for disposal.
- Eight (8) soil samples collected from excavation and analyzed for MassDEP VPH and EPH. **Pyrogenic PAH in three (3) samples (S-1, S-3 & S-5) exceeded applicable MCP Method 1 S-1 GW-2/3 soil standards.**
- Groundwater samples were collected from 10 monitoring wells on August 17, 2017 and analyzed for VOC, EPH, VPH and 15 MCP Metals. No method analytes present at concentrations exceeding applicable MCP reportable concentrations or Method 1 standards.

Immediate Response Actions (IRA)

- Soil transported to Aggregate Recycling Corporation (ARC) in Eliot, ME for disposal on September 23, 2016.
- Site conditions stabilized and IRA-generated remediation waste removed from site.
- 351 Summer LLC acquires property from Dakota Partners on February 6, 2017.
- IRA Plan and Completion Report submitted to MassDEP by 351 Summer LLC on March 16, 2017.

Release Abatement Measure (RAM) Activities

- RAM Plan submitted to MassDEP on June 21, 2017 for excavation and management of soil during construction activities.
- One June 26, 2017, a total of 35.4 tons of soil was excavated from an area encompassing the location of soil samples S-1, S-3 and S-5 beneath the former 60-gallon UST location.
- A total of six (6) soil samples (S-9 through S-14) were collected from the base of the excavation and analyzed for EPH using the MassDEP method. **None of the method analytes exceeded MCP Method 1, soil category S-1 with GW-2/3 standards.**

Permanent Solution Statement

- Based on the results of an MCP Method 1 risk characterization, a condition of "No Significant Risk" (NSR) to human health, the environment, public welfare and safety has been achieved for RTN 3-33735 for all current and future uses.
- No conditions, including an AUL, are required to maintain a condition of NSR.
- All remediation waste associated with RTN 3-33735 has been property managed.
- A Permanent Solution for RTN 3-33735 has been attained.

Update on RTN 3-34098

- Through last Friday (8/25/2017):
  - 3,478 tons of soil transported under BOL to ARC in Eliot, ME for recycling.
  - 8,162 tons of soil transported under BOL to Town of Clinton Landfill for disposal.
- Three (3) "tanks" discovered and removed:
  - One 250-gallon fuel oil UST located in concrete vault beneath slab. FD notified, permit obtained, UST removed. No evidence of release from UST.
  - One rivet-steel heat exchanger with condensate vessel. Contained only water. Water drummed for disposal. Tank removed and disposed as scrap metal.
  - One 25-gallon steel "tank" encountered. FD notified. Contained only water. No permit from FD required. Water drummed for disposal. Tank disposed as scrap metal.
- Approximately 71 tons of oily soil encountered on August 10, 2017 during excavation with no identified source. Soil was excavated, stockpiled, characterized and disposed at ARC.
- Coal ash, coal, wood, brick, concrete observed throughout excavation areas.
- Dust monitoring data from three (3) stations documents no exceedance of 150 $\mu g/m^3$ action level.

MW-107
MW-106
PC-20D
PC-1
PC-2
PC-3
PC-4
PC-5
PC-20C
B-101
B-102
MW-3
B-4
PC-6
PC-7
PC-8
PC-9
PC-10
MW-103
PC-20B
PC-20A
3-STORY BUILDING W/ BASEMENT GARAGE
B-2MW
MW-2
PC-12
PC-11
PC-18A
PC-17B
PC-21B
PC-18C
PC-19C
PC-21A
PC-21C
2-STORY BUILDING
INFILTRATION
PC-13
PC-18B
PC-17C
PC-19B
PC-21D
B-104
PC-14
PC-15
PC-16C
B-3MW
PC-17A
MW-1
PC-18A
PC-19A
MW-105
B-1
MW-108
PC-21E
351
343 - 349

ATTENDEE SIGN-IN SHEET

Public Information Meeting
343-351 Summer Street
Somerville, Massachusetts
RTNs 3-33735

Thursday, August 31, 2017

NAME	STREET	CITY	STATE	ZIP CODE	PHONE NO.	EMAIL
Patricia Wild	25 School St.	Som	MA	02143	617 642 1415	WildwomanQ mindspring.com
Bob HARDY	201 Summer St	MASS	02144		Post 529. VFW.	
Elissa+Neil Gould	11 Hawthorne St	Som	MA	02144	6177554553	elissagould@RCN.com
Bill White	alderman at large					
Jeff Nangle	NCA					
Catherine Guthrie	48 Hawthorne St	MA	02144		C	oshea@fas.harvard.edu
GEORGE O'SHEA	36 HAWTHORNE ST	SOMERVILLE	MA	02144	617 623-8454	
Maura Larrain.	36 Hawthorne St	Somerville	MA	02144		osheg-iappini@rcn.com
R Schwarzschild	35 Hawthorne St	Somerville	MA	02144		
MARY JO ROSSETTI	Alderman @ Lg.					
CAROL DEMPKOWSKI.	39 HAWTHORNE ST	MA	02144		617-628-2698	dempkowski@hotmail.com
Bob Dempkowski	39 Hawthorne St				"	bobdempe yahoo.com
Tom Bok	335 SUMMER					tomar.j.bok@gmail.com
BOB BIRD	ENVIROTRAC LTD.					ROBERTB@ENVIROTRAC.com

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